

**JPWard and Associates, LLC**

**LT RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**REGULAR MEETING**

**AGENDA**

**May 13, 2020**



James P. Ward  
District Manager  
2900 NE 12th Terrace, Suite 1  
Oakland Park, FL. 33334

Phone: 954-658-4900

E-mail:

[JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)



**Prepared by:  
JPWard and Associates, LLC  
TOTAL Commitment to Excellence**

## LT RANCH COMMUNITY DEVELOPMENT DISTRICT

May 5, 2020

Board of Supervisors  
LT Ranch Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the LT Ranch Lakes Community Development District will be held on **Wednesday, May 13, 2020 at 11:00 A.M., at the Office of Taylor Morrison, 551 Cattleman Road, Suite 200, Sarasota, Florida 34232, and can be accessed through the Web address below.**

**With the State of Emergency in Florida, and pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency.**

The meeting can be accessed through the Web address below

### Event address for attendees

<https://districts.webex.com/districts/onstage/g.php?MTID=e1816dcbb91f94ad10068427240e0e134>

**Event number:** 715 047 453

**Event password:** grapefruit

Follow the on-screen instructions

Call in Information if you choose not to use the web link:

Phone: **408.418.9388** and enter the access code **715 047 453** to join the meeting.

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The Link to the meeting will also be posted on the District's web site: [www.LTRanchcdd.org](http://www.LTRanchcdd.org).



*James P. Ward*  
*District Manager*

2900 NORTHEAST 12<sup>TH</sup> TERRACE, SUITE 1  
OAKLAND PARK, FLORIDA 33334

PHONE (954) 658-4900

E-MAIL [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**The agenda is as follows:**

1. Call to Order & Roll Call.
2. Consideration of the Minutes
  - I. March 11, 2020 Regular Meeting
3. **PUBLIC HEARINGS**
  - I. **FISCAL YEAR 2021 BUDGET**
    - I. Public Comment and Testimony.
    - II. Board Comment and Consideration.
    - III. Consideration of Resolution 2020-8 adopting the annual appropriation and Budget for Fiscal Year 2021.
  - II. **FISCAL YEAR 2021 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND SETTING AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES ONLY.**
    - I. Public Comment and Testimony
    - II. Board Comment
    - III. Consideration of Resolution 2020-9 imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology.
    - IV. Consideration of Resolution 2020-10 setting an operations and maintenance cap for notice purposes only.
4. Consideration of Resolution 2020-11 designating dates, time and location for regular meeting of the Board of Supervisor's for Fiscal Year 2021.
5. Consideration of Setting the date, time and location of the Landowner's Meeting to fill Seat 3 (Karen Goldstein, Seat 4 (Jim Turner) and Seat 5 (Scott Turner).
6. Staff Reports
  - a) District Attorney
  - b) District Engineer
  - c) District Manager
    - I. Report on the Number of Registered Voters as of April 21, 2020
    - II. Financial Statement January 31, 2020 (unaudited)
    - III. Financial Statement February 29, 2020 (unaudited)
    - IV. Financial Statement March 31, 2020 (unaudited)
7. Supervisor's Requests and Audience Comments
8. Adjournment

The second order of business is the consideration of the March 11, 2020 Regular Meeting Minutes.

The third order of business deals with two (2) required Public Hearings to consider the adoption of the District’s Fiscal Year 2021 Budget, Assessments, General Fund Special Assessment Methodology and establishing a Cap rate for the General Fund.

The first Public Hearing deals with the adoption of the Fiscal Year 2021 Budget which includes the General Fund operations. At the conclusion of the hearing, will be the consideration of Resolution 2020-8 which adopts the Fiscal Year 2021 Budget. The second Public Hearing deals with the adoption of the General Fund Assessments. At the conclusion of the hearing, will be the consideration of Resolution 2020-9 which will adopt the General Fund assessment for Fiscal Year 2021. This District will begin full operations this coming fiscal year, for the first phase of development, which area is consistent with the area being assessed for the Series 2019 Bonds. (The first 800 residential units). In order to levy an assessment for the general fund operations this first time, the District is required to provide mailed notice to all affected property owners within the District. As noted, this notice was sent to the property owners of record for the portion of the District that operations will commence beginning October 1, 2020. (The first 800 units)

The final resolution which is Resolution 2020-10 is an optional resolution for the Board to establish a cap rate for the general fund operations of the District. This resolution permits the District to establish an assessment rate which cannot be exceeded, without first sending mailed notice to the affected property owners in the District.

The fourth order of business is the consideration of Resolution 2020-11 setting the proposed meeting schedule for Fiscal Year 2021. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is at **11:00 A.M.** at the **office of Taylor Morrison, 551 Cattleman Road, Suite 200, Sarasota, Florida 34232.**

***The Fiscal Year 2021 schedule is as follows***

October 7, 2020	November 11, 2020
December 9, 2020	January 13, 2021
February 10, 2021	March 10, 2021
April 7, 2021	May 12, 2021
June 9, 2021	July 7, 2021
August 11, 2021	September 8, 2021



*James P. Ward*  
**District Manager**

**2900 NORTHEAST 12<sup>TH</sup> TERRACE, SUITE 1  
OAKLAND PARK, FLORIDA 33334**

PHONE (954) 658-4900

E-MAIL [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

The Fifth order of business is consideration of the date, time and location of the Landowner's election.

The election must be at least ninety (90) days from the date that the landowner's meeting is announced and set at a regular meeting of the Board of Supervisor's and that the official ballot, proxy and instructions are provided at the meeting. The forms of these documents are included.

At this election, Seats 3, 4 and 5 will be up for election. At the election, the two individuals receiving the highest number of votes, will serve terms which will expire in November, 2024 and the individual receiving the lesser number of votes will serve a term which will expire in November, 2022.

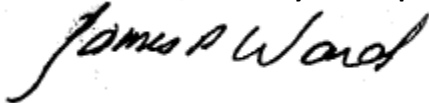
The following is the proposed date, time and location of the landowner's meeting.

**Date:** Wednesday, November 11, 2020  
**Time:** 11:00 A.M.  
**Location:** Taylor Morrison  
551 Cattleman Road, Suite 200  
Sarasota, Florida 34232.

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The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions or comments; please do not hesitate to contact me directly at (954) 658-4900.

LT Ranch Community Development District



James P. Ward  
District Manager

**MINUTES OF MEETING  
LT RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Wednesday, March 11, 2020 at 11:00 a.m. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.

**Present and constituting a quorum:**

John Wollard	Chairperson
Blake Murphy	Vice Chairperson
Jim Turner	Assistant Secretary
Karen Goldstein	Assistant Secretary

**Absent:**

Scott Turner	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Counsel

**Audience:**

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

District Manager James P. Ward called the meeting to order at approximately 11:10 a.m. and all members of the Board were present at roll call with the exception of Supervisor Scott Turner.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**February 12, 2020 Regular Minutes**

Mr. Ward asked if there were any additions, corrections or deletions for the February 12, 2020 Regular Minutes. Hearing none, he called for a motion.

<p><b>On MOTION made by Mr. John Wollard, seconded by Ms. Karen Goldstein, and with all in favor, the February 12, 2020 Regular Minutes were approved.</b></p>
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**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2020-7**

**Consideration of Resolution 2020-7 Approving the Proposed Fiscal Year 2021 Budget and setting the Public Hearing on Wednesday, May 13, 2020 at 11:00 A.M. at the office of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232**

Mr. Ward reported Resolution 2020-7 was for the Fiscal Year 2021 Budget. He noted there were significant changes to the Budget for FY-2021. He reported on page 1 was the General Fund, the operations and maintenance side of the District. He stated moving into FY-2021 there was a new field operations section which was related to assets the District acquired within the first 800 units “taken down” by Taylor Morrison within the CDD. He stated an operating phase would begin October 1, 2020. He indicated the total appropriation was \$465,000 dollars for the year and most all of this was related to field operations; only approximately \$94,000 dollars was administrative. He reported page 3 reflected the proposed assessment rates for this project for FY-2021. He explained FY-2021 was the first year of assessments. He indicated page 4 and 5 reflected the Debt Service Fund. He noted assessment rates would remain consistent over the term of the bonds; principle and interest would be adjusted on the expenditure side, but the overall assessment would remain the same during the coming 30 years. Mr. Jim Turner asked if the assessments were the dollars per unit for each class of unit. Mr. Ward responded in the affirmative.

**On MOTION made by Mr. Jim Turner, seconded by Ms. Karen Goldstein, and with all in favor, Resolution 2020-7 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**a) District Attorney**

No report. Ms. Goldstein asked when Mr. Earlywine would be leaving for his summer sabbatical. Mr. Earlywine responded April 1, 2020.

**b) District Engineer**

No report.

**c) District Manager**

No report.

**FIFTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

There were no Supervisor’s requests or audience comments (no audience members were present).

**SIXTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:14 a.m.

**On MOTION made by Mr. Jim Turner, seconded by Mr. John Wollard,  
and with all in favor, the meeting was adjourned.**

LT Ranch Community Development District

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James P. Ward, Secretary

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John Wollard, Chairperson



## RESOLUTION 2020-8

### THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021.

**WHEREAS**, the District Manager has, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the LT Ranch Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set May 13, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

**RESOLUTION 2020-8**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021.**

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for LT Ranch Community Development District for the Fiscal Year Ending September 30, 2021”, as adopted by the Board of Supervisors on May 13, 2020

**SECTION 2. Appropriations**

There is hereby appropriated out of the revenues of the LT Ranch Community Development District, for the fiscal year beginning October 1, 2020 and ending September 30, 2021 the sum of \$1,488,352.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

FUND	AMOUNT
<b>General Fund</b>	\$ 465,680.00
<b>Debt Service Fund</b>	\$1,022,672.00
<b>TOTAL</b>	<b>\$1,488,352.00</b>

**SECTION 3. Supplemental Appropriations**

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget(s) for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000.00.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

Any budget amendments shall be in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other things, the District Manager

**RESOLUTION 2020-8**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021.**

or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

PASSED AND ADOPTED this 13<sup>th</sup> day of May, 2020.

**ATTEST:**

**LT RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairman

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12<sup>TH</sup> TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2021**

Description	Fiscal Year		Anticipated	
	2020 Budget	Actual at 01/31/2020	Year End 09/30/2020	Fiscal Year 2021 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
<b>Assessment Revenue</b>				
Assessments - On-Roll	\$ -	\$ -	\$ -	\$ 465,680
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
<b>Contributions - Private Sources</b>				
Taylor Morrison	\$ 92,555	\$ 35,000	\$ 90,425	\$ 465,680
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 92,556</b>	<b>\$ 35,000</b>	<b>\$ 90,425</b>	<b>\$ 931,359</b>
<b>Appropriations</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
<b>Executive</b>				
Professional - Management	\$ 40,000	\$ 13,333	\$ 40,000	\$ 40,000
<b>Financial and Administrative</b>				
Audit Services	\$ 4,500	\$ -	\$ -	\$ 4,500
Accounting Services	\$ 8,000	\$ 2,667	\$ 8,000	\$ 16,000
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ 8,000
Arbitrage Rebate Fees	\$ 500	\$ -	\$ -	\$ 500
<b>Other Contractual Services</b>				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 2,500	\$ 7,986	\$ 12,000	\$ 2,000
Trustee Services	\$ 8,250	\$ -	\$ -	\$ 6,695
Dissemination Agent Services	\$ 500	\$ 5,000	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 350	\$ 72	\$ 350	\$ 250
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -
<b>Communications and Freight Services</b>				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 750	\$ 137	\$ 400	\$ 750
<b>Rentals and Leases</b>				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 1,500	\$ 200	\$ 1,500	\$ 2,000
<b>Insurance</b>	\$ 5,200	\$ 5,000	\$ 5,000	\$ 6,000
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175
<b>Printing and Binding</b>	\$ 330	\$ 504	\$ 1,000	\$ 1,500
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -
<b>Legal Services</b>				
General Counsel	\$ 15,000	\$ 3,504	\$ 12,000	\$ 15,000
Series 2018 bonds	\$ -	\$ -	\$ -	\$ -
<b>Other General Government Services</b>				
Engineering/Field Services	\$ 5,000	\$ -	\$ 5,000	\$ 35,000
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -

**LT Ranch Community Development District**

**General Fund - Budget**

**Fiscal Year 2021**

Description	Fiscal Year		Anticipated		Fiscal Year
	2020 Budget	Actual at 01/31/2020	Year End 09/30/2020	2021 Budget	
<b>FIELD OPERATIONS</b>					
Grounds Contract	\$ -	\$ -	\$ -	\$ -	\$ 161,352
Grounds - Sod/Seed/Plant/Shrub	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Grounds - Mulch	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Supplies/Tools	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Wetland Preservation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 39,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Path Mowing	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Path Shell	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Grounds - Community Park Mow	\$ -	\$ -	\$ -	\$ -	\$ 24,000
Irrigation Maint and Repair	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Snack Shack/Maint Bldg	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Playground/Dog Park/Shelter Maint	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Outdoor Sport Courts Maint	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Electric (Irrigation,Snack/Maint. Bldg	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Water/Sewer Park	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Contingencies (5% of Field Operations)	\$ -	\$ -	\$ -	\$ -	\$ 13,993
<b>Reserves</b>					
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 28,465
<b>Total Appropriations</b>	<b>\$ 92,555</b>	<b>\$ 38,578</b>	<b>\$ 90,425</b>	<b>\$ 465,680</b>	
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ -	\$ (3,578)	\$ -	\$ -	\$ -
<b>Fund Balance - Beginning</b>					
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Fund Balance</b>		<b>\$ (3,578)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Product Type	Assessment Rate			
	EAU Factor	# of Units	Total EAU	Rate
Single Family 30' - 39'	0.80	136	108.80	\$ 520.39
Single Family 40' - 49'	0.85	152	129.20	\$ 552.91
Single Family 50' - 59'	0.90	241	216.90	\$ 585.43
Single Family 60' - 69'	1.00	147	147.00	\$ 650.48
Single Family 70' - 79'	1.10	38	41.80	\$ 715.53
Single Family 90' & up	1.20	24	28.80	\$ 780.58
Workforce - Family	0.70	62	43.40	\$ 455.34
		800	715.90	

**LT Ranch Community Development District**

**Debt Service Fund - Series 2018 Bonds - Budget  
Fiscal Year 2021**

Description	Fiscal Year		Actual at		Anticipated	Fiscal Year
	2020 Budget	2020 Budget	01/31/2020	01/31/2020	Year End	2021 Budget
					09/30/2020	
<b>Revenues and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>						
Revenue Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>						
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,021,209
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>						
Series 2019 Issuance Proceeds	\$ -	\$ 1,600,707	\$ 1,600,707	\$ 1,600,707	\$ 1,600,707	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ -</b>	<b>\$ 1,600,707</b>	<b>\$ 1,600,707</b>	<b>\$ 1,600,707</b>	<b>\$ 1,600,707</b>	<b>\$ 1,021,209</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
Principal Debt Service - Mandatory	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640,860
<b>Other Fees and Charges</b>						
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,812
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,022,672</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 1,600,707	\$ 1,600,707	\$ 1,600,707	\$ 1,600,707	\$ (1,463)
<b>Fund Balance - Beginning</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,707
<b>Fund Balance - Ending</b>	<b>\$ 984,675</b>	<b>\$ 1,600,707</b>	<b>\$ 1,600,707</b>	<b>\$ 1,600,707</b>	<b>\$ 1,600,707</b>	<b>\$ 1,599,244</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 476,850
Restricted for November 1, 2021 Interest Payment	\$ 315,705
<b>Total - Restricted Fund Balance:</b>	<b>\$ 792,555</b>

Product Type	Number of Units	FY 2020 Rate	FY 2021 Rate
Single Family 30' - 39'	136	N/A	\$ 1,214.82
Single Family 40' - 49'	152	N/A	\$ 1,290.74
Single Family 50' - 59'	241	N/A	\$ 1,366.67
Single Family 60' - 69'	147	N/A	\$ 1,518.52
Single Family 70' - 79'	38	N/A	\$ 1,670.37
Single Family 90' & up	24	N/A	\$ 1,822.23
Workforce - Family	62	There are no Debt Assessments on this Product	
<b>Total:</b>	<b>800</b>		

**LT Ranch Community Development District**

**Debt Service Fund - Series 2019 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 16,735,000	Varies		
5/1/2020				\$ 233,201.83	
11/1/2020				\$ 320,430.00	\$ 553,632
5/1/2021	\$ 315,000		3.00%	\$ 320,430.00	
11/1/2021				\$ 315,705.00	\$ 951,135
5/1/2022	\$ 325,000		3.00%	\$ 315,705.00	
11/1/2022				\$ 310,830.00	\$ 951,535
5/1/2023	\$ 335,000		3.00%	\$ 310,830.00	
11/1/2023				\$ 305,805.00	\$ 951,635
5/1/2024	\$ 345,000		3.00%	\$ 305,805.00	
11/1/2024				\$ 300,630.00	\$ 951,435
5/1/2025	\$ 355,000		3.00%	\$ 300,630.00	
11/1/2025				\$ 295,305.00	\$ 950,935
5/1/2026	\$ 365,000		3.40%	\$ 295,305.00	
11/1/2026				\$ 289,100.00	\$ 949,405
5/1/2027	\$ 380,000		3.40%	\$ 289,100.00	
11/1/2027				\$ 282,640.00	\$ 951,740
5/1/2028	\$ 395,000		3.40%	\$ 282,640.00	
11/1/2028				\$ 275,925.00	\$ 953,565
5/1/2029	\$ 405,000		3.40%	\$ 275,925.00	
11/1/2029				\$ 269,040.00	\$ 949,965
5/1/2030	\$ 420,000		3.40%	\$ 269,040.00	
11/1/2030				\$ 261,900.00	\$ 950,940
5/1/2031	\$ 435,000		4.00%	\$ 261,900.00	
11/1/2031				\$ 253,200.00	\$ 950,100
5/1/2032	\$ 455,000		4.00%	\$ 253,200.00	
11/1/2032				\$ 244,100.00	\$ 952,300
5/1/2033	\$ 475,000		4.00%	\$ 244,100.00	
11/1/2033				\$ 234,600.00	\$ 953,700
5/1/2034	\$ 490,000		4.00%	\$ 234,600.00	
11/1/2034				\$ 224,800.00	\$ 949,400
5/1/2035	\$ 510,000		4.00%	\$ 224,800.00	
11/1/2035				\$ 214,600.00	\$ 949,400
5/1/2036	\$ 535,000		4.00%	\$ 214,600.00	
11/1/2036				\$ 203,900.00	\$ 953,500
5/1/2037	\$ 555,000		4.00%	\$ 203,900.00	
11/1/2037				\$ 192,800.00	\$ 951,700
5/1/2038	\$ 575,000		4.00%	\$ 192,800.00	
11/1/2038				\$ 181,300.00	\$ 949,100
5/1/2039	\$ 600,000		4.00%	\$ 181,300.00	
11/1/2039				\$ 169,300.00	\$ 950,600
5/1/2040	\$ 625,000		4.00%	\$ 169,300.00	
11/1/2040				\$ 156,800.00	\$ 951,100
5/1/2041	\$ 650,000		4.00%	\$ 156,800.00	
11/1/2041				\$ 143,800.00	\$ 950,600
5/1/2042	\$ 675,000		4.00%	\$ 143,800.00	



**LT Ranch Community Development District**

**Debt Service Fund - Series 2019 Bonds**

<b>Description</b>	<b>Principal Prepayments</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
<b>11/1/2042</b>				\$ 130,300.00	\$ 949,100
<b>5/1/2043</b>		\$ 705,000	4.00%	\$ 130,300.00	
<b>11/1/2043</b>				\$ 116,200.00	\$ 951,500
<b>5/1/2044</b>		\$ 735,000	4.00%	\$ 116,200.00	
<b>11/1/2044</b>				\$ 101,500.00	\$ 952,700
<b>5/1/2045</b>		\$ 465,000	4.00%	\$ 101,500.00	
<b>11/1/2045</b>				\$ 86,200.00	\$ 652,700
<b>5/1/2046</b>		\$ 795,000	4.00%	\$ 86,200.00	
<b>11/1/2046</b>				\$ 70,300.00	\$ 951,500
<b>5/1/2047</b>		\$ 825,000	4.00%	\$ 70,300.00	
<b>11/1/2047</b>				\$ 53,800.00	\$ 949,100
<b>5/1/2048</b>		\$ 860,000	4.00%	\$ 53,800.00	
<b>11/1/2048</b>				\$ 36,600.00	\$ 950,400
<b>5/1/2049</b>		\$ 895,000	4.00%	\$ 36,600.00	
<b>11/1/2049</b>				\$ 18,700.00	\$ 950,300
<b>5/1/2050</b>		\$ 935,000	4.00%	\$ 18,700.00	

**RESOLUTION 2020-9**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the LT Ranch Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Sarasota County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

**RESOLUTION 2020-9**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District’s operations and maintenance budget; and

**WHEREAS**, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the LT Ranch Community Development District (the “Methodology”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference: and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the LT Ranch Community Development District (the “Assessment Roll”) attached to this Resolution as Table 1 contained in Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties noted on Table 1 contained in Exhibit “B” to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit “A” and “B” the Budget and Methodology respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit “B” and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit “B” the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on lands noted as on-roll in Table 1 of Exhibit “B” shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The previously levied debt service assessments and operations and maintenance assessments lands noted as off-roll will be collected directly by the District in accordance with Florida law.

Assessments directly collected by the District due may be paid in several partial, deferred payments as may be determined by the District Manager.

## RESOLUTION 2020-9

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Sarasota County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Sarasota County Property Appraiser.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial assessments, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit “B,” is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Artisan Lakes East Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. Conflict.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

**RESOLUTION 2020-9**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Artisan Lakes Community Development District.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of May, 2020.

ATTEST:

**LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, District Manager

\_\_\_\_\_  
John Wollard, Chairman

**RESOLUTION 2020-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

**WHEREAS**, the LT Ranch Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the District must obtain sufficient funds to provide for the annual operation and maintenance of the services and facilities provided by the District, as well as its annual administrative expenses, on an ongoing basis; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, notices of the District's Fiscal Year 2021 annual budget hearing and related assessment hearing were provided in accordance with law ("Notices"); and

**WHEREAS**, said Notices provided that the assessment the District contemplated levying for annual operations and maintenance is shown on Exhibit "A" attached hereto and made a part hereof; and

**WHEREAS**, on May 13, 2020, the Board of Supervisors conducted the public hearings referenced in the Notices; and

**WHEREAS**, on May 13, 2020, the Board of Supervisors determined that the Fiscal Year 2017 operations and maintenance assessment would be levied in the amount noted above; and

**WHEREAS**, on May 13, 2020 the Board of Supervisors also determined that the expenses associated with providing notices of a future operations and maintenance assessment as shown on Exhibit "A" would diminish the revenue the District would receive by virtue of the slightly increased assessments; and

**WHEREAS**, on May 13, 2020, the District's Board of Supervisors also determined that it would be financially advantageous for the District, and consequently the landowners paying assessments, if the District adopted an operation and maintenance assessment cap as shown on Exhibit "A" for notice purposes only; and

**WHEREAS**, this adoption of an operations and maintenance assessment cap for notice purposes only will eliminate the expenses associated with publishing notice and mailing individual notices of future

**RESOLUTION 2020-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

years' annual operation and maintenance assessments which are levied in an amount less than the amounts shown on Exhibit "A"; and

**WHEREAS**, if the future, anticipated, annual operations and maintenance assessments are projected to exceed the Cap Rate shown on Exhibit "A", the District Manager shall provide all notices required by law in the absence of this resolution; and

**WHEREAS**, it is in the best interests of the District and its landowners to approve an operations and maintenance assessment cap as shown on Exhibit "A" for notices purposes only.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. OPERATIONS AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

- a. The District hereby adopts an operations and maintenance assessment cap in the amounts shown on Exhibit "A" for notice purposes only.
- b. If the future, anticipated, annual operations and maintenance assessments are projected to exceed the Cap Rate, or any of the other criteria set forth in Section 197.3632(4)(a), Florida Statutes are met, the District Manager shall publish and mail all notices required by law.
- c. Nothing contained in this Resolution shall prevent or prohibit the District from adopting an annual operation and maintenance assessment that exceeds the Cap Rate, nor shall it be construed as a waiver of the District's right to do so. Additionally, the District reserves the right to meet any noticing requirements through any other applicable provisions of Florida law (i.e., other than Chapter 197, Florida Statutes).
- d. Nothing contained in this Resolution shall relieve the District Manager of the responsibility of publishing the notice of the annual budget hearing, as required by section 190.008, Florida Statutes.

**SECTION 2. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

**RESOLUTION 2020-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH  
COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION  
AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

**PASSED AND ADOPTED** this 13<sup>th</sup> day of May, 2020

**ATTEST:**

**LT RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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James P. Ward, Secretary

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John Wollard, Chairman



**RESOLUTION 2020-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN OPERATION AND MAINTENANCE ASSESSMENT CAP FOR NOTICE PURPOSES ONLY.**

**EXHIBIT A**

<b>Proposed Schedule of Assessments</b>		
<b>Product Type</b>	<b>FY21 Rate</b>	<b>Cap Rate</b>
<b>Single Family 30' - 39'</b>	\$ 520.39	\$ 624.47
<b>Single Family 40' - 49'</b>	\$ 552.91	\$ 663.49
<b>Single Family 50' - 59'</b>	\$ 585.43	\$ 702.52
<b>Single Family 60' - 69'</b>	\$ 650.48	\$ 780.58
<b>Single Family 70' - 79'</b>	\$ 715.53	\$ 858.64
<b>Single Family 90' &amp; up</b>	\$ 780.58	\$ 936.70
<b>Workforce - Family</b>	\$ 455.34	\$ 546.41

**RESOLUTION 2020-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the LT Ranch Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

**WHEREAS**, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCHES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. DESIGNATION OF DATES, TIME AND LOCATION OF REGULAR MEETINGS**

- a) **Date:** The second Wednesday of each month for Fiscal Year 2021, which covers the period October 1, 2020 through September 30, 2021.

October 7, 2020	November 11, 2020
December 9, 2020	January 13, 2021
February 10, 2021	March 10, 2021
April 7, 2021	May 12, 2021
June 9, 2021	July 7, 2021
August 11, 2021	September 8, 2021

- b) **Time:** 11:00 A.M. (Eastern Standard Time)
- c) **Location:** Taylor Morrison  
551 Cattlemen Road - Suite 200  
Sarasota, Florida 34232

**SECTION 2. Sunshine Law and Meeting Cancellations and Continuations.** The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

**SECTION 2. Conflict.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

**SECTION 2. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**RESOLUTION 2020-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of May, 2020

**ATTEST:**

**LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairperson

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
LT RANCH COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

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**DATE:** *November 11, 2020*

**TIME:** *4:00 P.M.*

**LOCATION:** **Taylor Morrison  
551 Cattlemen Road, Suite 200  
Sarasota, Florida 34232**

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended.

A landowner may vote in person at the Landowner's Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming.

This is the first landowner's election subsequent to the establishment of the District, and provided by law, there are five (5) seats on the Board will be up for election.

Voting is based on acres owned or platted lots owned. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. **Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners' Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidates receiving the lesser number of votes shall be elected for a term of two (2) years.

The term of office for each successful candidate shall commence upon election.

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
LT RANCH COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

---

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

OFFICIAL BALLOT

LT RANCH COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS MEETING – NOVEMBER 11, 2020

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the remaining candidates shall receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Esplanade Lake Club Community Development District and described as follows:

Table with 2 columns: Property Description, Acreage. Includes horizontal lines for data entry.

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this ballot is: \_\_\_\_\_

I, \_\_\_\_\_, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

Table with 2 columns: NAME OF CANDIDATE, NUMBER OF VOTES. Lists 5 candidates with corresponding lines for names and votes.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

**LANDOWNER PROXY**

**LT RANCH COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS MEETING – NOVEMBER 11, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

\_\_\_\_\_  
Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the LT Ranch Community Development District to be held at the **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**; said meeting published in a newspaper in Lee County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by notice thereof, in writing, filed with the Secretary of the Esplanade Lake Club Community Development District.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Property Description** **Acreage**

**SEE ATTACHED EXHIBIT 1**

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this proxy is: \_\_\_\_\_

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).



Ron Turner  
**Supervisor of Elections**  
Sarasota County: *Our County. Our Vote.*

April 21, 2020

Cori Dissinger  
JP Ward & Associates  
2900 Northeast 12<sup>th</sup> Terrace, Suite 1  
Oakland Park FL 33334

Subject: Qualified Electors for LT Ranch CDD

Dear Cori:

Per your written request, I have calculated the qualified registered electors in the LT Ranch Community Development District as of April 15, 2020.

I show no registered voters residing within the development at this time.

Sincerely,

---

Ron Turner  
Supervisor of Elections  
Sarasota County, Florida

RT/alp



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*LT Ranch Community Development District*

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*Financial Statements*

*January 31, 2020*

*Prepared by:*

*JPWARD AND ASSOCIATES LLC*

*2900 NORTHEAST 12TH TERRACE*

*SUITE 1*

*OAKLAND PARK, FLORIDA 33334*

*E-MAIL: [jimward@jpwardassociates.com](mailto:jimward@jpwardassociates.com)*

*PHONE: (954) 658-4900*

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*LT Ranch Community Development District*

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*JPWard & Associates LLC*

*2900 Northeast 12th Terrace*

*Suite 1*

*Oakland Park, Florida 33334*

*Phone: (954) 658-4900*

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending January 31, 2020**

	Governmental Funds				
	Debt Service Funds		Capital Project Fund	Account Groups	Totals
	General Fund	Series 2019	Series 2019	General Long Term Debt	(Memorandum Only)
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 15,402	\$ -	\$ -	\$ -	\$ 15,402
Debt Service Fund					
Interest Account		-			\$ -
Sinking Account					\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account					\$ -
Capitalized Interest		553,683			\$ 553,683
Prepayment Account					\$ -
Construction Account			686,869		\$ 686,869
Cost of Issuance Account			18,751		\$ 18,751
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>					
	-	-	-	-	-
<b>Assessments Receivable</b>					
	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,030,533	1,030,533
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,704,467	15,704,467
<b>Total Assets</b>	<b>\$ 15,402</b>	<b>\$ 1,030,533</b>	<b>\$ 705,620</b>	<b>\$ 16,735,000</b>	<b>\$ 18,486,554</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending January 31, 2020**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	Series 2019	Series 2019	Series 2019	General Long Term Debt	
<b>Liabilities</b>						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent						
Due to Other Funds	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Bonds Payable						
Current Portion						
Long Term						
Series 2019				\$16,735,000		16,735,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,735,000</b>	<b>\$ 16,735,000</b>
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2019 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	1,030,533	705,620	-	-	1,736,153
Unassigned						
Beginning: October 1, 2019 (Unaudited)	18,649	-	-	-	-	18,649
Results from Current Operations	(3,248)	-	-	-	-	(3,248)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 15,402</b>	<b>\$ 1,030,533</b>	<b>\$ 705,620</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,751,554</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 15,402</b>	<b>\$ 1,030,533</b>	<b>\$ 705,620</b>	<b>\$ 16,735,000</b>	<b>\$ -</b>	<b>\$ 18,486,554</b>

**LT Ranch Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>							
Interest - General Checking	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Developer Contribution			35,000		35,000	95,850	37%
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>35,000</b>	<b>\$ 95,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	2,667	8,000	33%
Assessment Roll Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>							
Legal Advertising	204	-	7,783	-	7,986	3,000	266%
Trustee Services	-	-	-	-	-	5,725	0%
Dissemination Agent Services	-	-	-	5,000	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	23	23	25	23	95	250	38%
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	9	45	83	-	137	500	27%

**LT Ranch Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2020**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	50	50	200	2,000	10%
<b>Insurance</b>	-	5,000	-	-	5,000	5,200	96%
<b>Printing &amp; Binding</b>		225	279	-	504	1,500	34%
<b>Subscription &amp; Memberships</b>	175	-	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	3,151	-	3,151	15,000	21%
Legal -	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	N/A
Discounts/Collection Fees					-	-	
<b>Sub-Total:</b>	<b>4,461</b>	<b>9,344</b>	<b>15,370</b>	<b>9,073</b>	<b>38,248</b>	<b>95,850</b>	<b>40%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,461</b>	<b>\$ 9,344</b>	<b>\$ 15,370</b>	<b>\$ 9,073</b>	<b>\$ 38,248</b>	<b>\$ 95,850</b>	<b>40%</b>
Net Increase/ (Decrease) in Fund Balance	(4,461)	(9,344)	19,630	(9,073)	(3,248)	-	
Fund Balance - Beginning	18,649	14,188	4,845	24,474	18,649	-	
<b>Fund Balance - Ending</b>	<b>\$ 14,188</b>	<b>\$ 4,845</b>	<b>\$ 24,474</b>	<b>\$ 15,402</b>	<b>15,402</b>	<b>\$ -</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2020**

Description	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>					
Interest Account			-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	-	24	24	-	N/A
Prepayment Account	-		-	-	N/A
Revenue Account	-		-	-	N/A
Capitalized Interest Account	-	27	27	-	N/A
<b>Special Assessments - Prepayments</b>					
Special Assessments - On Roll	-		-	-	N/A
Special Assessments - Off Roll	-		-	-	N/A
Special Assessments - Prepayments	-		-	-	N/A
<b>Debt Proceeds</b>	1,030,482		1,030,482	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,030,482</b>	<b>\$ 51</b>	<b>\$ 1,030,533</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2019	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>					
Series 2019	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2019	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,030,482	51	1,030,533	-	
Fund Balance - Beginning	-	1,030,482	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,030,482</b>	<b>\$ 1,030,533</b>	<b>1,030,533</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District  
Capital Projects Fund - Series 2019  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2020**

Description	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	-	-	-	\$ -	N/A
<b>Interest Income</b>					
Construction Account	-	213	213	\$ -	N/A
Cost of Issuance	-	1	1	\$ -	N/A
<b>Debt Proceeds</b>	15,423,830	-	15,423,830	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ 15,423,830</u>	<u>\$ 214</u>	<u>\$ 15,424,044</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	\$ 50,000	\$ -	\$ 50,000	\$ -	N/A
<b>Other Contractual Services</b>					
Trustee Services	\$ 7,025	\$ -	\$ 7,025	\$ -	N/A
<b>Printing &amp; Binding</b>	\$ -	\$ -	\$ -	\$ -	N/A
<b>Capital Outlay</b>					
Water-Sewer Combination	\$ 5,662,918	\$ -	\$ 5,662,918	\$ -	N/A
Stormwater Management	\$ 6,752,433	\$ -	\$ 6,752,433	\$ -	N/A
Landscaping	\$ 120,577	\$ -	\$ 120,577	\$ -	N/A
Roadway Improvement	\$ 1,965,721	\$ -	\$ 1,965,721	\$ -	N/A
<b>Cost of Issuance</b>					
Legal - Series 2019 Bonds	\$ 159,750	\$ -	\$ 159,750	\$ -	N/A
<b>Underwriter's Discount</b>	\$ -	\$ -	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ 14,718,424</u>	<u>\$ -</u>	<u>\$ 14,718,424</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 705,406	\$ 214	\$ 705,620	-	
Fund Balance - Beginning	\$ -	\$ 705,406	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<u>\$ 705,406</u>	<u>\$ 705,620</u>	<u>\$ 705,620</u>	<u>\$ -</u>	

Prepared by:

**JPWARD and Associates, LLC**



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*LT Ranch Community Development District*

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*Financial Statements*

*February 29, 2020*

*Prepared by:*

*JPWARD AND ASSOCIATES LLC*

*2900 NORTHEAST 12TH TERRACE*

*SUITE 1*

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*LT Ranch Community Development District*

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*JPWard & Associates LLC*

*2900 Northeast 12th Terrace*

*Suite 1*

*Oakland Park, Florida 33334*

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**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending February 29, 2020**

	Governmental Funds				
	Debt Service Funds		Capital Project Fund	Account Groups	Totals
	General Fund	Series 2019	Series 2019	General Long Term Debt	(Memorandum Only)
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 5,939	\$ -	\$ -	\$ -	\$ 5,939
Debt Service Fund					
Interest Account		-			\$ -
Sinking Account					\$ -
Reserve Account		476,911			\$ 476,911
Revenue Account					\$ -
Capitalized Interest		553,753			\$ 553,753
Prepayment Account					\$ -
Construction Account			686,956		\$ 686,956
Cost of Issuance Account			16,486		\$ 16,486
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>					
	-	-	-	-	-
<b>Assessments Receivable</b>					
	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,030,664	1,030,664
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,704,336	15,704,336
<b>Total Assets</b>	<b>\$ 5,939</b>	<b>\$ 1,030,664</b>	<b>\$ 703,443</b>	<b>\$ 16,735,000</b>	<b>\$ 18,475,045</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending February 29, 2020**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	Series 2019	Series 2019	General Long Term Debt		
<b>Liabilities</b>						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent						
Due to Other Funds	-					-
General Fund	-	-	-	-		-
Debt Service Fund(s)	-	-	-	-		-
Bonds Payable						
Current Portion						
Long Term						
Series 2019				\$16,735,000		16,735,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,735,000</b>		<b>\$ 16,735,000</b>
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-		-
Fund Balance						
Restricted						
Beginning: October 1, 2019 (Unaudited)	-	-	-	-		-
Results from Current Operations	-	1,030,664	703,443	-		1,734,106
Unassigned						
Beginning: October 1, 2019 (Unaudited)	18,649	-	-	-		18,649
Results from Current Operations	(12,710)	-	-	-		(12,710)
<b>Total Fund Equity and Other Credits</b>	<b>\$ 5,939</b>	<b>\$ 1,030,664</b>	<b>\$ 703,443</b>	<b>\$ -</b>		<b>\$ 1,740,045</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 5,939</b>	<b>\$ 1,030,664</b>	<b>\$ 703,443</b>	<b>\$ 16,735,000</b>		<b>\$ 18,475,045</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Developer Contribution			35,000			35,000	95,850	37%
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>35,000</b>	<b>\$ 95,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Executive</b>								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	667	3,333	8,000	42%
Assessment Roll Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>								
Legal Advertising	204	-	7,783	-	-	7,986	3,000	266%
Trustee Services	-	-	-	-	-	-	5,725	0%
Dissemination Agent Services	-	-	-	5,000	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	23	23	25	23	24	118	250	47%
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	9	45	83	-	-	137	500	27%

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 29, 2020**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	50	50	50	250	2,000	13%
<b>Insurance</b>	-	5,000	-	-	-	5,000	5,200	96%
<b>Printing &amp; Binding</b>		225	279	-	-	504	1,500	34%
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	3,151	-	5,389	8,540	15,000	57%
Legal -	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>								
Engineering Services	-	-	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees						-	-	
<b>Sub-Total:</b>	<b>4,461</b>	<b>9,344</b>	<b>15,370</b>	<b>9,073</b>	<b>9,462</b>	<b>47,710</b>	<b>95,850</b>	50%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,461</b>	<b>\$ 9,344</b>	<b>\$ 15,370</b>	<b>\$ 9,073</b>	<b>\$ 9,462</b>	<b>\$ 47,710</b>	<b>\$ 95,850</b>	50%
Net Increase/ (Decrease) in Fund Balance	(4,461)	(9,344)	19,630	(9,073)	(9,462)	(12,710)	-	
Fund Balance - Beginning	18,649	14,188	4,845	24,474	15,402	18,649	-	
<b>Fund Balance - Ending</b>	<b>\$ 14,188</b>	<b>\$ 4,845</b>	<b>\$ 24,474</b>	<b>\$ 15,402</b>	<b>\$ 5,939</b>	<b>5,939</b>	<b>\$ -</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 29, 2020**

Description	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>						
Interest Account				-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	-	24	61	84	-	N/A
Prepayment Account	-			-	-	N/A
Revenue Account	-			-	-	N/A
Capitalized Interest Account	-	27	70	98	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	-			-	-	N/A
Special Assessments - Off Roll	-			-	-	N/A
Special Assessments - Prepayments	-			-	-	N/A
<b>Debt Proceeds</b>	1,030,482		-	1,030,482	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,030,482</b>	<b>\$ 51</b>	<b>\$ 131</b>	<b>\$ 1,030,664</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2019	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>						
Series 2019	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2019	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,030,482	51	131	1,030,664	-	
Fund Balance - Beginning	-	1,030,482	1,030,533	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,030,482</b>	<b>\$ 1,030,533</b>	<b>\$ 1,030,664</b>	<b>1,030,664</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District  
Capital Projects Fund - Series 2019  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 29, 2020**

Description	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	-	-	-	-	\$ -	N/A
<b>Interest Income</b>						
Construction Account	-	213	87	300	\$ -	N/A
Cost of Issuance	-	1	2	3	\$ -	N/A
<b>Debt Proceeds</b>	15,423,830	-	-	15,423,830	\$ -	N/A
<b>Developer Contributions</b>				-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 15,423,830	\$ 214	\$ 90	\$ 15,424,133	\$ -	N/A
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	N/A
<b>Other Contractual Services</b>						
Trustee Services	\$ 7,025	\$ -	\$ -	\$ 7,025	\$ -	N/A
<b>Printing &amp; Binding</b>	\$ -	\$ -	\$ 1,750	\$ 1,750	\$ -	N/A
<b>Capital Outlay</b>						
Water-Sewer Combination	\$ 5,662,918	\$ -	\$ -	\$ 5,662,918	\$ -	N/A
Stormwater Management	\$ 6,752,433	\$ -	\$ -	\$ 6,752,433	\$ -	N/A
Landscaping	\$ 120,577	\$ -	\$ -	\$ 120,577	\$ -	N/A
Roadway Improvement	\$ 1,965,721	\$ -	\$ -	\$ 1,965,721	\$ -	N/A
<b>Cost of Issuance</b>						
Legal - Series 2019 Bonds	\$ 159,750	\$ -	\$ 517	\$ 160,267	\$ -	N/A
<b>Underwriter's Discount</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ 14,718,424	\$ -	\$ 2,267	\$ 14,720,691	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 705,406	\$ 214	\$ (2,177)	\$ 703,443	-	
Fund Balance - Beginning	\$ -	\$ 705,406	\$ 705,620	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 705,406</b>	<b>\$ 705,620</b>	<b>\$ 703,443</b>	<b>\$ 703,443</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**



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*LT Ranch Community Development District*

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*Financial Statements*

*March 31, 2020*

*Prepared by:*

*JPWARD AND ASSOCIATES LLC*

*2900 NORTHEAST 12TH TERRACE*

*SUITE 1*

*OAKLAND PARK, FLORIDA 33334*

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*LT Ranch Community Development District*

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*2900 Northeast 12th Terrace*

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*Phone: (954) 658-4900*

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending March 31, 2020**

	Governmental Funds				
	Debt Service Funds		Capital Project Fund	Account Groups	
	General Fund	Series 2019	Series 2019	General Long Term Debt	Totals (Memorandum Only)
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 31,015	\$ -	\$ -	\$ -	\$ 31,015
Debt Service Fund					
Interest Account		-			\$ -
Sinking Account					\$ -
Reserve Account		476,850			\$ 476,850
Revenue Account					\$ -
Capitalized Interest		553,922			\$ 553,922
Prepayment Account					\$ -
Construction Account			687,028		\$ 687,028
Cost of Issuance Account			16,488		\$ 16,488
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>					
<b>Assessments Receivable</b>					
<b>Amount Available in Debt Service Funds</b>	-	-	-	1,030,772	1,030,772
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	15,704,228	15,704,228
<b>Total Assets</b>	<b>\$ 31,015</b>	<b>\$ 1,030,772</b>	<b>\$ 703,517</b>	<b>\$ 16,735,000</b>	<b>\$ 18,500,304</b>

**LT Ranch Community Development District  
Balance Sheet  
for the Period Ending March 31, 2020**

	Governmental Funds					Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		Account Groups	
	General Fund	Series 2019	Series 2019	Series 2019	General Long Term Debt	
<b>Liabilities</b>						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent						
Due to Other Funds	-					-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Bonds Payable						
Current Portion						
Long Term						
Series 2019				\$16,735,000		16,735,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,735,000</b>	<b>\$ 16,735,000</b>
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2019 (Unaudited)	-	-	-	-	-	-
Results from Current Operations	-	1,030,772	703,517	-	-	1,734,289
Unassigned						
Beginning: October 1, 2019 (Unaudited)	18,649	-	-	-	-	18,649
Results from Current Operations	12,366	-	-	-	-	12,366
<b>Total Fund Equity and Other Credits</b>	<b>\$ 31,015</b>	<b>\$ 1,030,772</b>	<b>\$ 703,517</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,765,304</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 31,015</b>	<b>\$ 1,030,772</b>	<b>\$ 703,517</b>	<b>\$ 16,735,000</b>	<b>\$ -</b>	<b>\$ 18,500,304</b>

**LT Ranch Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>									
Interest - General Checking	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Developer Contribution			35,000			30,000	65,000	95,850	68%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,000</b>	<b>65,000</b>	<b>\$ 95,850</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>									
<b>Executive</b>									
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	20,000	40,000	50%
<b>Financial and Administrative</b>									
Audit Services	-	-	-	-	-	-	-	4,500	0%
Accounting Services	667	667	667	667	667	667	4,000	8,000	50%
Assessment Roll Services	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>									
Legal Advertising	204	-	7,783	-	-	-	7,986	3,000	266%
Trustee Services	-	-	-	-	-	-	-	5,725	0%
Dissemination Agent Services	-	-	-	5,000	-	-	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	23	23	25	23	24	24	143	250	57%
<b>Communications &amp; Freight Services</b>									
Postage, Freight & Messenger	9	45	83	-	-	-	137	500	27%

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

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**LT Ranch Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through March 31, 2020**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Computer Services - Website Development</b>	50	50	50	50	50	50	300	2,000	15%
<b>Insurance</b>	-	5,000	-	-	-	-	5,000	5,200	96%
<b>Printing &amp; Binding</b>		225	279	-	-	-	504	1,500	34%
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	175	175	100%
<b>Legal Services</b>									
Legal - General Counsel	-	-	3,151	-	5,389	333	8,872	15,000	59%
Legal - Series 2019 Bonds	-	-	-	-	-	517	517	-	N/A
<b>Other General Government Services</b>									
Engineering Services	-	-	-	-	-	-	-	5,000	0%
Contingencies	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees							-	-	
<b>Sub-Total:</b>	<b>4,461</b>	<b>9,344</b>	<b>15,370</b>	<b>9,073</b>	<b>9,462</b>	<b>4,924</b>	<b>52,634</b>	<b>95,850</b>	55%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,461</b>	<b>\$ 9,344</b>	<b>\$ 15,370</b>	<b>\$ 9,073</b>	<b>\$ 9,462</b>	<b>\$ 4,924</b>	<b>\$ 52,634</b>	<b>\$ 95,850</b>	55%
Net Increase/ (Decrease) in Fund Balance	(4,461)	(9,344)	19,630	(9,073)	(9,462)	25,076	12,366	-	
Fund Balance - Beginning	18,649	14,188	4,845	24,474	15,402	5,939	18,649	-	
<b>Fund Balance - Ending</b>	<b>\$ 14,188</b>	<b>\$ 4,845</b>	<b>\$ 24,474</b>	<b>\$ 15,402</b>	<b>\$ 5,939</b>	<b>\$ 31,015</b>	<b>31,015</b>	<b>\$ -</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2020**

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>							
Interest Account					-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	-	24	61	50	134	-	N/A
Prepayment Account	-				-	-	N/A
Revenue Account	-				-	-	N/A
Capitalized Interest Account	-	27	70	58	156	-	N/A
<b>Special Assessments - Prepayments</b>							
Special Assessments - On Roll	-				-	-	N/A
Special Assessments - Off Roll	-				-	-	N/A
Special Assessments - Prepayments	-				-	-	N/A
<b>Debt Proceeds</b>	1,030,482				1,030,482	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,030,482</b>	<b>\$ 51</b>	<b>\$ 131</b>	<b>\$ 108</b>	<b>\$ 1,030,772</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2019	-	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>							
Series 2019	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2019	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,030,482	51	131	108	1,030,772	-	
Fund Balance - Beginning	-	1,030,482	1,030,533	1,030,664	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,030,482</b>	<b>\$ 1,030,533</b>	<b>\$ 1,030,664</b>	<b>\$ 1,030,772</b>	<b>1,030,772</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

**LT Ranch Community Development District**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2020**

Description	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>							
Construction Account	-	213	87	72	372	\$ -	N/A
Cost of Issuance	-	1	2	2	5	\$ -	N/A
Debt Proceeds	15,423,830	-	-	-	15,423,830	\$ -	N/A
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 15,423,830</b>	<b>\$ 214</b>	<b>\$ 90</b>	<b>\$ 74</b>	<b>\$ 15,424,207</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Executive</b>							
Professional Management	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ -	N/A
<b>Other Contractual Services</b>							
Trustee Services	\$ 7,025	\$ -	\$ -	\$ -	\$ 7,025	\$ -	N/A
Printing & Binding	\$ -	\$ -	\$ 1,750	\$ -	\$ 1,750	\$ -	N/A
<b>Capital Outlay</b>							
Water-Sewer Combination	\$ 5,662,918	\$ -	\$ -	\$ -	\$ 5,662,918	\$ -	N/A
Stormwater Management	\$ 6,752,433	\$ -	\$ -	\$ -	\$ 6,752,433	\$ -	N/A
Landscaping	\$ 120,577	\$ -	\$ -	\$ -	\$ 120,577	\$ -	N/A
Roadway Improvement	\$ 1,965,721	\$ -	\$ -	\$ -	\$ 1,965,721	\$ -	N/A
<b>Cost of Issuance</b>							
Legal - Series 2019 Bonds	\$ 159,750	\$ -	\$ 517	\$ -	\$ 160,267	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 14,718,424</b>	<b>\$ -</b>	<b>\$ 2,267</b>	<b>\$ -</b>	<b>\$ 14,720,691</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 705,406	\$ 214	\$ (2,177)	\$ 74	\$ 703,517	-	-
Fund Balance - Beginning	\$ -	\$ 705,406	\$ 705,620	\$ 703,443	\$ -	\$ -	-
<b>Fund Balance - Ending</b>	<b>\$ 705,406</b>	<b>\$ 705,620</b>	<b>\$ 703,443</b>	<b>\$ 703,517</b>	<b>\$ 703,517</b>	<b>\$ -</b>	<b>-</b>

Prepared by:

**JPWARD and Associates, LLC**